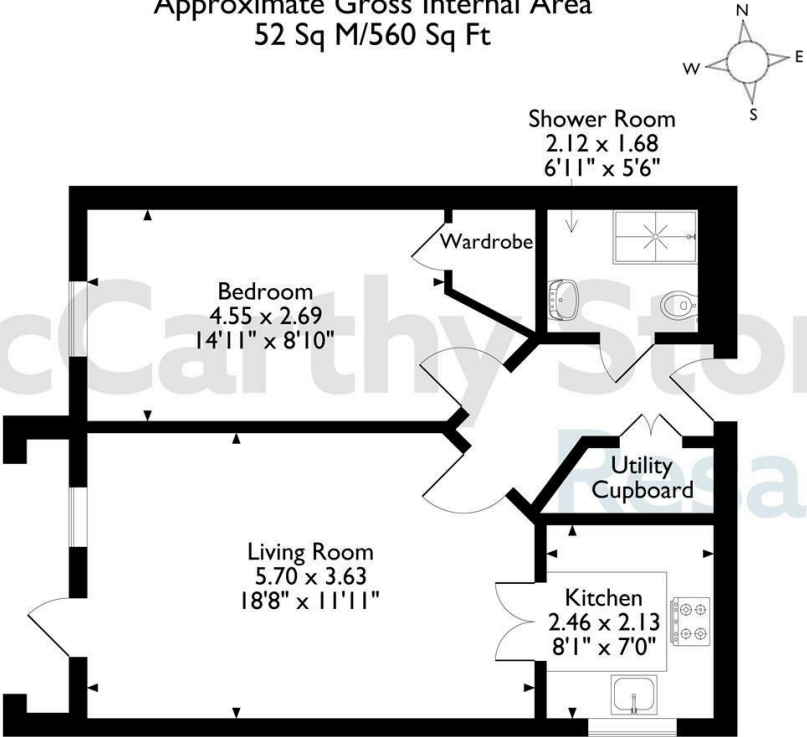


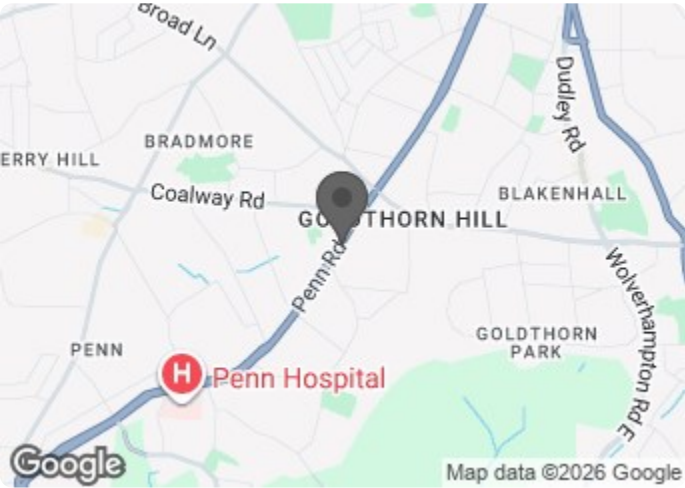
Algar Court, Flat 10, 231, Penn Road, Wolverhampton  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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## 10 Algar Court

231 Penn Road, Wolverhampton, WV4 5UP



## Offers in the region of £160,000 Leasehold

**\*\*EXPECT TO BE IMPRESSED\*\*** by this extremely desirable ONE BEDROOM apartment located within our McCarthy Stone Retirement Living Development for Over 60's. Located on the GROUND FLOOR having the benefit of a doorway leading out to a PATIO AREA from a generous living room.

The accommodation briefly comprises of a double bedroom with walk in wardrobe, living room with space for dining and patio doors. Modern fitted kitchen with integrated appliances and a fully tiled shower room.

Being well located for amenities and transport links with a direct bus route outside the property to Merry Hill Shopping Centre, Wombourne and Stourbridge.

Viewing is highly recommended and offered with NO UPWARD CHAIN

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Algar Court, 231 Penn Road, Wolverhampton

### Summary

Located in the metropolitan area of Wolverhampton, this modern retirement living development built by McCarthy & Stone offers a collection of 17 one bedroom apartments, and 21 two bedroom apartments exclusively designed for those over the age of 60. Local travel services give access to many surrounding areas of interest including Tettenhall, Walsall, Birmingham, Dudley, West Bromwich and Dunstall Hill. This development has plenty of local amenities located right on your doorstep.

Algar Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is wall mounted within the hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and washing machine. Ceiling light point, smoke detector, security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

### Living Room

A spacious living room having a feature fireplace with inset electric fire makes an attractive focal point. Ceiling light fitting. TV point with sky connection capabilities and telephone points. Power points. Double glazed French door opening out to a patio door, overlooking the front of the development.

### Kitchen

Modern fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in waist high oven for convenience and space above to position a freestanding microwave oven. Ceramic hob and extractor hood. Integrated fridge/freezer and under unit lighting.

### Bedroom

The double bedroom features a walk-in wardrobe as well as having ample space for additional bedroom furniture/storage. Ceiling lights. Power, TV and phone points. Double glazed window.

### Shower Room

Fully tiled room with suite comprising; shower cubicle with grab rails, WC, vanity unit with inset sink, fitted mirror above. Emergency pull-cord.

# 1 bed | £160,000

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,689.20 per annum (up to financial year end 30/09/2026).

### Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease information

Lease: 999 years from 1st June 2015

Ground rent: £425 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

